



THIS SPACE RESERVED FOR

2021-012436
Klamath County, Oregon
08/13/2021 03:53:00 PM
Fee: \$87.00

After recording return to:
Samantha Phillips Cox and Kyle Phillips Cox
313 High St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Samantha Phillips Cox and Kyle Phillips Cox
313 High St.
Klamath Falls, OR 97601
File No. 464363AM

STATUTORY WARRANTY DEED

Sandra J. Richard',
Grantor(s), hereby convey and warrant to

Samantha Phillips Cox and Kyle Phillips Cox, as Tenants by the Entirety,
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

A portion of Lot 5, Block 7, EWAUNA HEIGHTS ADDITION, and all of Lot 7, Block 49, FIRST
ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as
follows:

Beginning at the Southeast corner of Lot 7, Block 49 in FIRST ADDITION TO KLAMATH FALLS,
OREGON; thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7;
thence Southwesterly parallel with Washington Street, 52.8 feet; thence Southeasterly parallel with Third
Street, 110 feet; thence Northeasterly parallel with Washington Street, 52.8 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
3809-032AC-10100

The true and actual consideration for this conveyance is \$120,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of August, 2021.

Sandra J. Richard
Sandra J. Richard

State of Oregon } ss
County of Josephine

On this 10th day of August, 2021, before me, Cindy Hodges a Notary Public in and for said state, personally appeared Sandra J. Richard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cindy A. Hodges
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 1-9-2024

